



CITY OF CHARLESTON

Planning Commission Agenda Package

FOR THE MEETING OF :

February 21, 2018 2 George St, Charleston, SC
5:00PM - Regular Meeting

CITY OF CHARLESTON



DEPARTMENT OF PLANNING, PRESERVATION AND SUSTAINABILITY

www.charleston-sc.gov/pc

CITY OF CHARLESTON PLANNING COMMISSION

MEETING OF FEBRUARY 21, 2018

A meeting of the City of Charleston Planning Commission will be held at **5:00 p.m., on Wednesday, February 21, 2018** in the Public Meeting Room, 1st Floor, 2 George St. The following applications will be considered:

REZONINGS

1. **Bees Ferry Rd (West Ashley) TMS# 3050800058 & 060** – approx. 50.07 ac. Request rezoning from Gathering Place (GP) to General Business (GB).
Owner: Whitfield Construction Company
Applicant: Retail Planning Corporation
2. **36 & 38 Line St and Sheppard St Right-of-Way (Peninsula) TMS# 4590503105, 106 & 138** – approximately 0.64 ac. Request rezoning from Light Industrial (LI), General Business (GB) and unzoned right-of-way to Mixed-Use (MU-2) & Mixed-Use Workforce Housing (MU-2/WH).
Owner: East Line Partners LLC and SCDOT
Applicant: LS3P
3. **1551 Mulberry St (West Ashley) TMS# 3500700090** – 0.45 ac. Request rezoning from Single-Family Residential (SR-2) to Commercial Transitional (CT).
Owner/Applicant: Low Country Christian Center
4. **1506 Balsam St (West Ashley) TMS# 3500700040** – 0.24 ac. Request rezoning from Single-Family Residential (SR-2) to Single and Two-Family Residential (STR).
Owner/Applicant: Joseph Ancrum, Jr.
5. **1555 Juniper St & adjacent lot (West Ashley) TMS# 3500300185 & 186** – 0.58 ac. Request rezoning from Single-Family Residential (SR-2) to Single and Two-Family Residential (STR).
Owner: James Memminger
Applicant: City of Charleston
6. **Ashley River Rd (West Ashley) TMS# 3530000009** – 2.176 ac. Request rezoning from General Office (GO) to Diverse Residential (DR-9).
Owner: The Mary Pamela Hollings McConnell Trust
Applicant: Seamon Whiteside + Associates
7. **West Ashley Cir (West Ashley) TMS# 3010000470** – approx. 1.73 ac. Request rezoning from Gathering Place (GP) to General Business (GB).
Owner: Whitfield Construction Company
Applicant: T&M Investments LLC
8. **Calhoun St & Concord St (Peninsula) TMS# 4580102064 & 067** – approx. 1.798 ac. Request rezoning to change the Accommodations Overlay A-4: 100 room maximum designation to the Accommodations Overlay A-2: 180 room maximum designation.
Owner: RB Charleston LLC & Concord Park Associates LLC
Applicant: Hellman Yates & Tisdale PA

SUBDIVISIONS

1. **Bermuda Point (Ashley River Road – West Ashley) TMS# 3550700006 & 012** – 4.6 ac. 35 lots. Request subdivision concept plan approval. Zoned Diverse Residential (DR-12), Limited Business (LB), General Business (GB).
Owner: Parsonage-CPW, LLC
Applicant: Windmill Engineering
2. **Hayes Park (Maybank Highway – Johns Island) TMS# 2790000067 & 235** – 17.2 ac. 59 lots. Request subdivision concept plan approval. Zoned Commercial Transitional (CT), Diverse Residential (DR-6), Limited Business (LB).
Owner: New Leaf Builders, LLC
Applicant: Forsberg Engineering & Surveying, Inc.
3. **American Star (Oakville Plantation Road – Johns Island) TMS# 3170000011, 055, 089** – 201.6 ac. 205 lots. Request subdivision concept plan approval. Zoned Light Industrial (LI) & Rural Residential (RR-1).
Owner: Keith Lackey, et al.
Applicant: Synchronicity
4. **River Landing Village (Pierview Street – Daniel Island) TMS# 2750000114 & 228** – 23.0 ac. 31 lots. Request subdivision concept plan approval. Zoned Daniel Island Town Center (DI-TC).
Owner: EW Daniel Island Investor, LLC
Applicant: Thomas & Hutton Engineering Co.

ZONINGS

1. **209 Hickory St (West Ashley) TMS# 4181300103** – 0.12 ac. Request zoning of Single-Family Residential (SR-2). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: Lucious Morris and Bridget Morris
2. **1430 Agatha St (West Ashley) TMS# 3510700071** – 0.13 ac. Request zoning of Single-Family Residential (SR-2). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: Victoria Johnson Life Estate

ORDINANCE AMENDMENT

1. To amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) **by amending section 54-229.1 to change the maximum building height in the Tech Corridor overlay zoning district.**

APPROVAL OF MINUTES

Approval of minutes from previous meetings.

Individuals with questions concerning the above items should contact the Department of Planning, Preservation and Sustainability at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 2 George St, Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except Saturdays, Sundays, and holidays. Additional information on these cases may also be obtained by visiting www.charleston-sc.gov/pc. In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.

CITY OF CHARLESTON PLANNING COMMISSION

February 21, 2018

Rezoning 2 :

36 & 38 Line St and Sheppard St Right-of-Way (Peninsula)

BACKGROUND

The applicant is requesting rezoning from General Business (GB), Light Industrial (LI) and unzoned right-of-way to Mixed-Use/Workforce Housing (MU-2/WH) and Mixed Use (MU-2). The subject properties are located to the north of Line Street between King Street and Meeting Street and adjacent to the ramp from the Septima Clark Parkway onto Interstate 26 and the ramp from I-26 to Meeting Street. The property is a potential urban infill development site surrounded by Light Industrial (LI) zoning, Mixed-Use/Workforce Housing zoning and General Business (GB) zoning. Much of this urban block has already been rezoned to MU-2/WH including a recent rezoning request adjacent to the rail right-of-way. A portion of the area proposed for rezoning is part of the Sheppard Street right-of-way (west of Meeting Street) recently approved for abandonment. A portion of the subject area adjacent to Sheppard Street is former SCDOT right-of-way property and is vacant. One of the two subject properties fronting on Line Street is vacant and the other contains a two-story residential building.

Surrounding uses vary widely as there are a blend of historic and modern uses and buildings in the immediate area. Existing surrounding and nearby uses include the semi-abandoned Norfolk Southern rail line, the Post and Courier offices and presses, a grocery store, small retail shops, restaurants, a bowling alley, single and multi-family homes (some in a state of deterioration), mini-storage and warehouses, surface parking lots and large and small vacant lots.

The Mixed-Use/Workforce Housing (MU-2/WH) zoning district allows for a mix of uses that incorporates housing opportunities for persons of varying means and incomes, along with complementary nonresidential uses. The permitted uses in MU-2/WH are the same as those allowed in GB.

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** encourages appropriate infill development within already urbanized areas. The Century V Plan map indicates the subject properties are within an area designated as **Urban Core**. The Urban Core is the densest, most mixed-use portion of the City generally comprised of the central business district. The area of the peninsula surrounding the subject properties consists of a wide variety of appropriate urban uses and building types thus mixed-use zoning districts are appropriate for these properties.

STAFF RECOMMENDATION

TO BE DISCUSSED AT THE MEETING

Rezoning 2

36 & 38 Line St and Sheppard St Right-of-Way
(Peninsula)

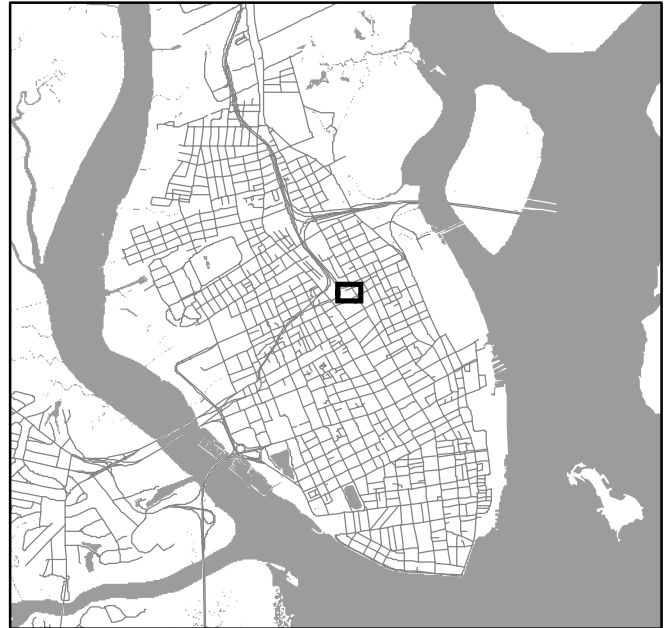
TMS# 4590503105, 106 & 138

approximately 0.64 ac.

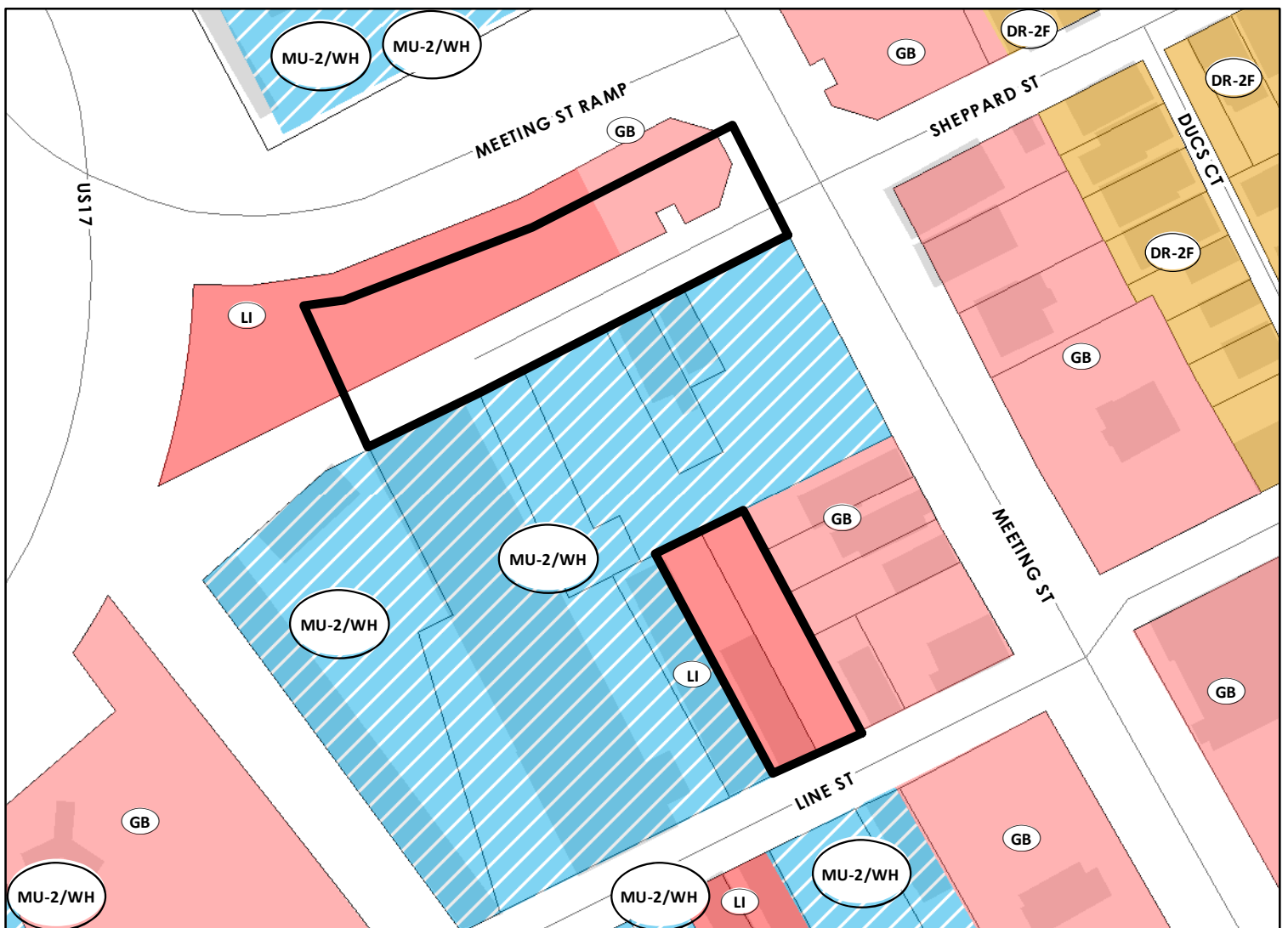
Request rezoning from Light Industrial (LI),
General Business (GB) and unzoned right-of-way
to Mixed-Use (MU-2) &
Mixed-Use Workforce Housing (MU-2/WH).

Owner: East Line Partners LLC and SCDOT
Applicant: LS3P

Area



Location



**CITY OF CHARLESTON
PLANNING COMMISSION**

February 21, 2018

Rezoning 3 :

**1551 Mulberry Street
(West Ashley)**

BACKGROUND

The applicant is requesting a rezoning from Single-Family Residential (SR-2) to Commercial Transitional (CT). The subject property, located on the south side of Mulberry Street between White Oak Drive and Locust Street, is surrounded by Single-Family Residential (SR-2) zoning with Single Two-Family Residential (STR) zoning prevalent throughout the neighborhood. The subject property is surrounded by single-family homes, duplexes, small apartments and a church (and backs up to the West Ashley Bikeway which is a City park). The subject property, the size of two typical neighborhood lots, contains a residential building converted for use as a non-profit community resource center known as the Pink House.

The Commercial Transitional (CT) zoning district allows many commercial uses and buildings up to 5,000 square feet in area. No other commercial zonings exist nearby in the neighborhood, with the nearest commercial zonings and uses occurring on the fringes of the neighborhood on Savannah Highway. Like the Pink House, other non-residential uses occurring within the considered "legal, non-conforming."

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** recommends maintaining the character of established areas in the City when considering the zoning of property. The subject property is designated in the Century V Plan as **Suburban** which is characterized by mostly residential uses at varying densities. Given the size of the subject property, proximity of residential uses, and existing pattern of suburban development within the surrounding neighborhood, the Commercial Transitional (CT) zoning is not suitable for this location, but a more intense residential zoning of Single and Two-Family Residential STR zoning is appropriate.

STAFF RECOMMENDATION

STR ZONING

Rezoning 3

1551 Mulberry St (West Ashley)

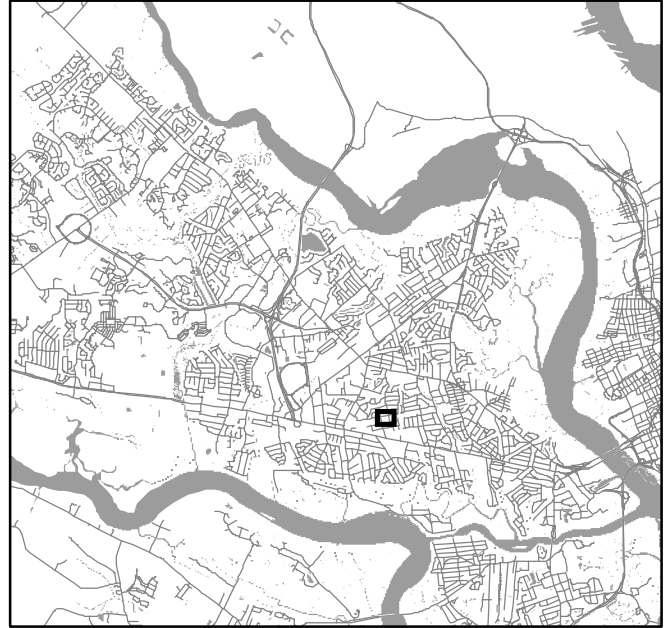
TMS# 3500700090

0.45 ac.

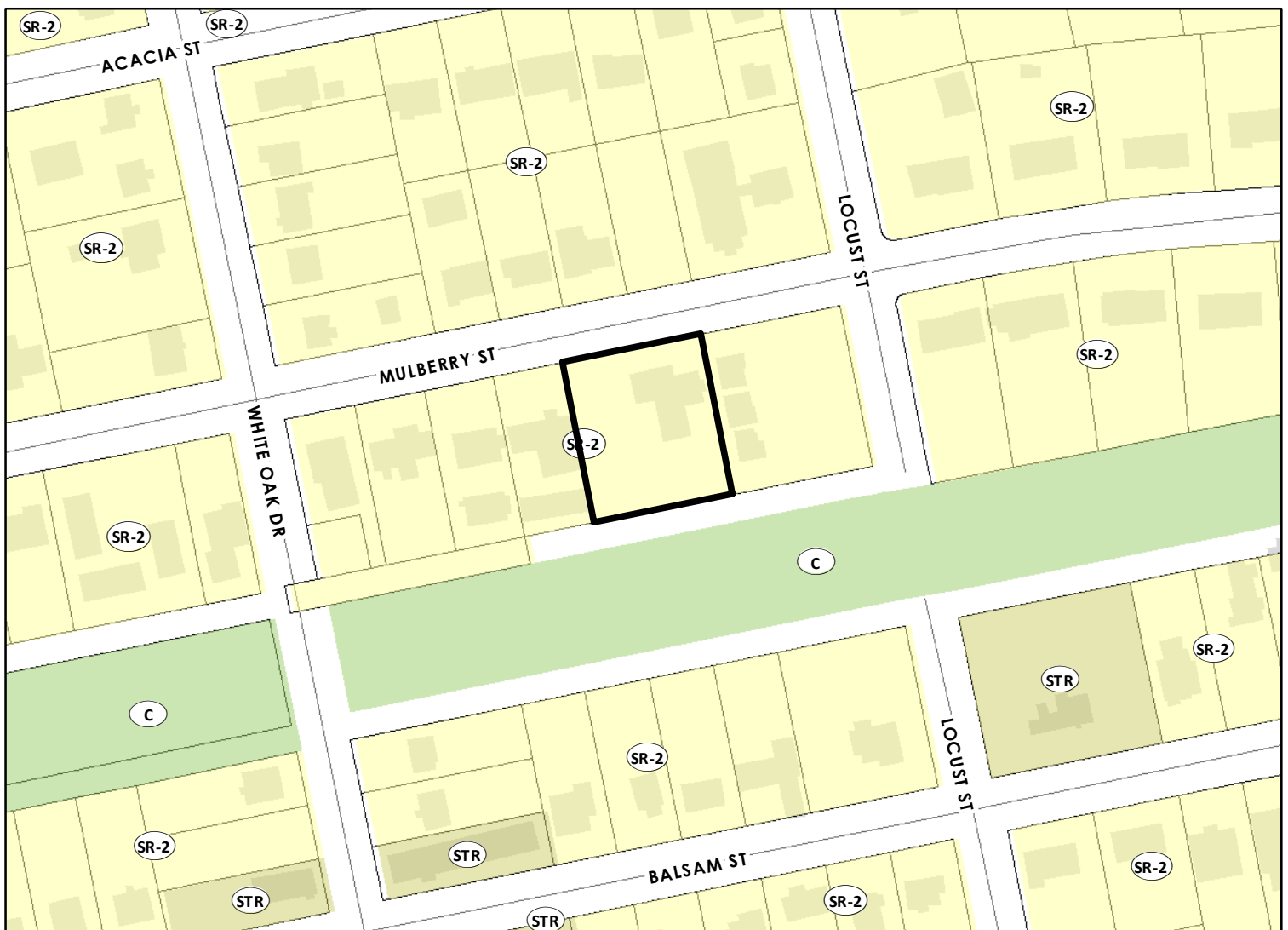
Request rezoning from
Single-Family Residential (SR-2) to
Commercial Transitional (CT).

Owner/Applicant:
Low Country Christian Center

Area



Location



**CITY OF CHARLESTON
PLANNING COMMISSION**

February 21, 2018

Rezoning 4 :

**1506 Balsam St
(West Ashley)**

BACKGROUND

The applicant is requesting a rezoning from Single-Family Residential (SR-2) to Single and Two-Family Residential (STR). The subject property, located on the north side of Balsam Street near Sequoia Street, is surrounded by Single-Family Residential (SR-2) zoning and Diverse Residential (DR-1F) zoning. The property is surrounded by single-family homes, duplexes and small apartments and this condition is prevalent throughout the neighborhood. The subject property, which now contains one single-family home, backs up to the City's West Ashley Bikeway.

The STR zoning district allows a single-family home or two residential units (attached or detached) on one parcel.

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** recommends maintaining the character of established areas in the City when considering the zoning of property. The subject property is designated in the Century V Plan as **Suburban** which is characterized by mostly residential uses at varying densities. Given the existing pattern of development in the surrounding neighborhood, the STR zoning is appropriate.

STAFF RECOMMENDATION

APPROVAL

Rezoning 4

1506 Balsam St (West Ashley)

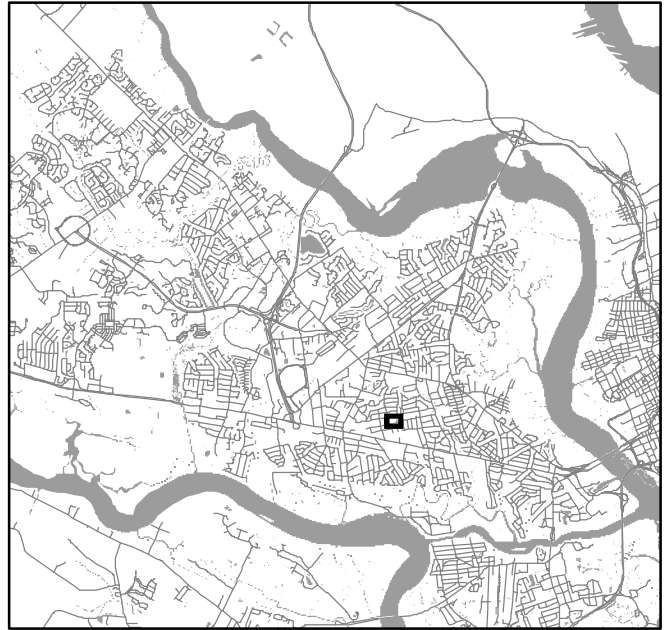
TMS# 3500700040

0.24 ac.

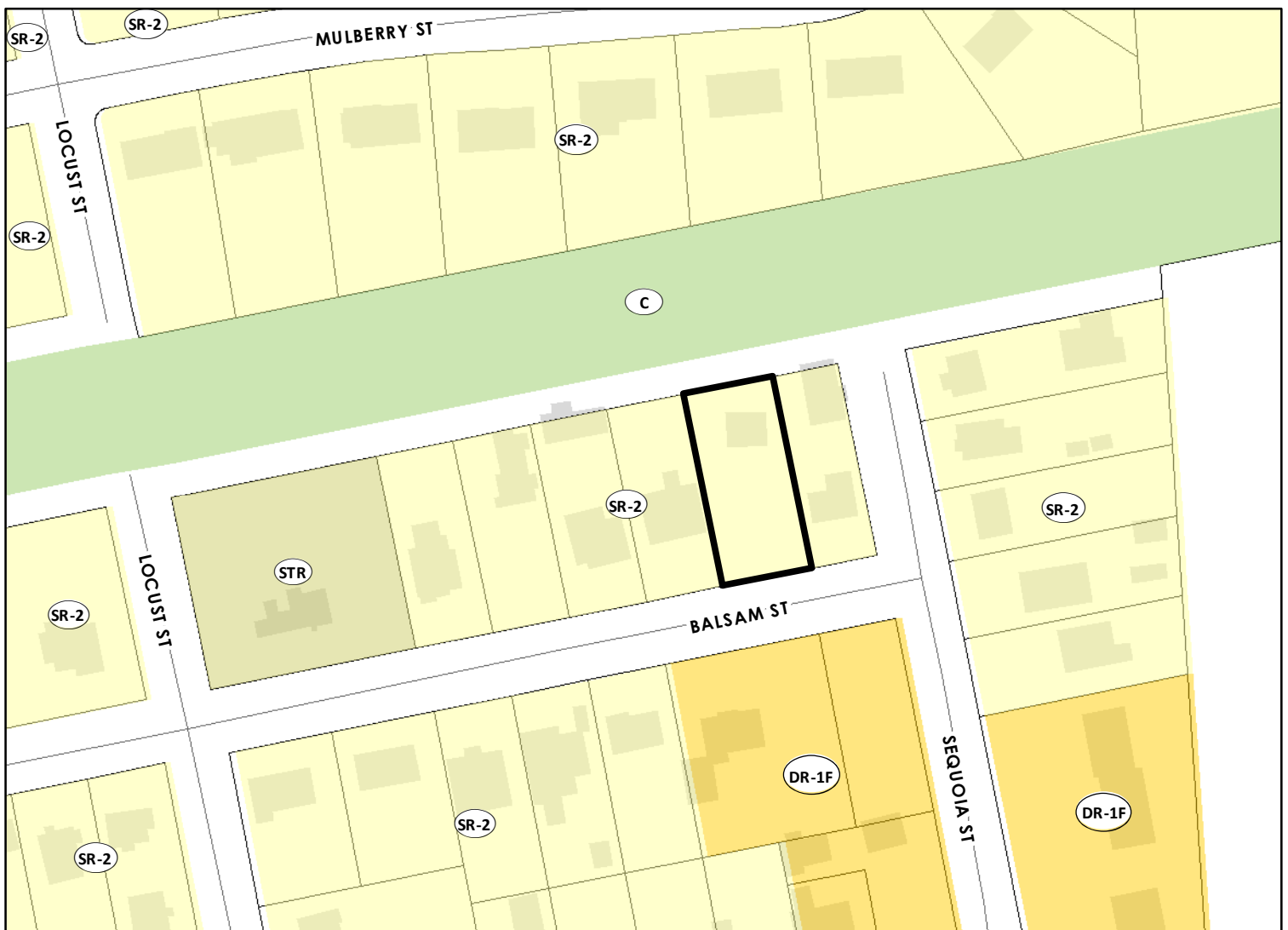
Request rezoning from Single-Family
Residential (SR-2) to Single and
Two-Family Residential (STR).

Owner/Applicant: Joseph Ancrum, Jr.

Area



Location



CITY OF CHARLESTON PLANNING COMMISSION

February 21, 2018

Rezoning 5 :

**1555 Juniper St & adjacent lot
(West Ashley)**

BACKGROUND

The City of Charleston is the applicant for this request for rezoning from Single-Family Residential (SR-2) to Single and Two-Family Residential (STR) on two lots. The subject properties, located on the south side of Juniper Street between White Oak Drive and Locust Street, are surrounded by Single-Family Residential (SR-2) zoning. The property is surrounded by single-family homes, duplexes and small apartments and this condition is prevalent throughout the neighborhood. One of the subject properties contains a single-family home and the other is vacant.

The STR zoning district allows a single-family home or two residential units (attached or detached) on one parcel.

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** recommends maintaining the character of established areas in the City when considering the zoning of property. The subject property is designated in the Century V Plan as **Suburban** which is characterized by mostly residential uses at varying densities. Given the existing pattern of development in the surrounding neighborhood, the STR zoning is appropriate.

STAFF RECOMMENDATION

APPROVAL

Rezoning 5

1555 Juniper St & adjacent lot
(West Ashley)

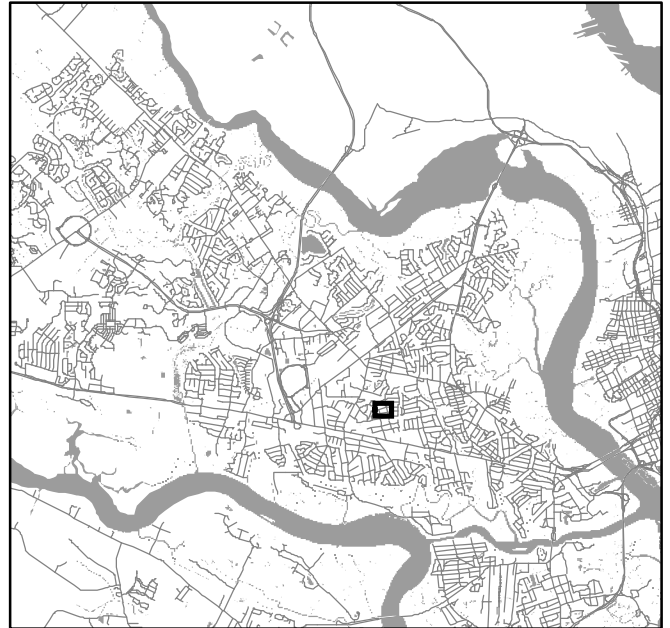
TMS# 3500300185 & 186

0.58 ac.

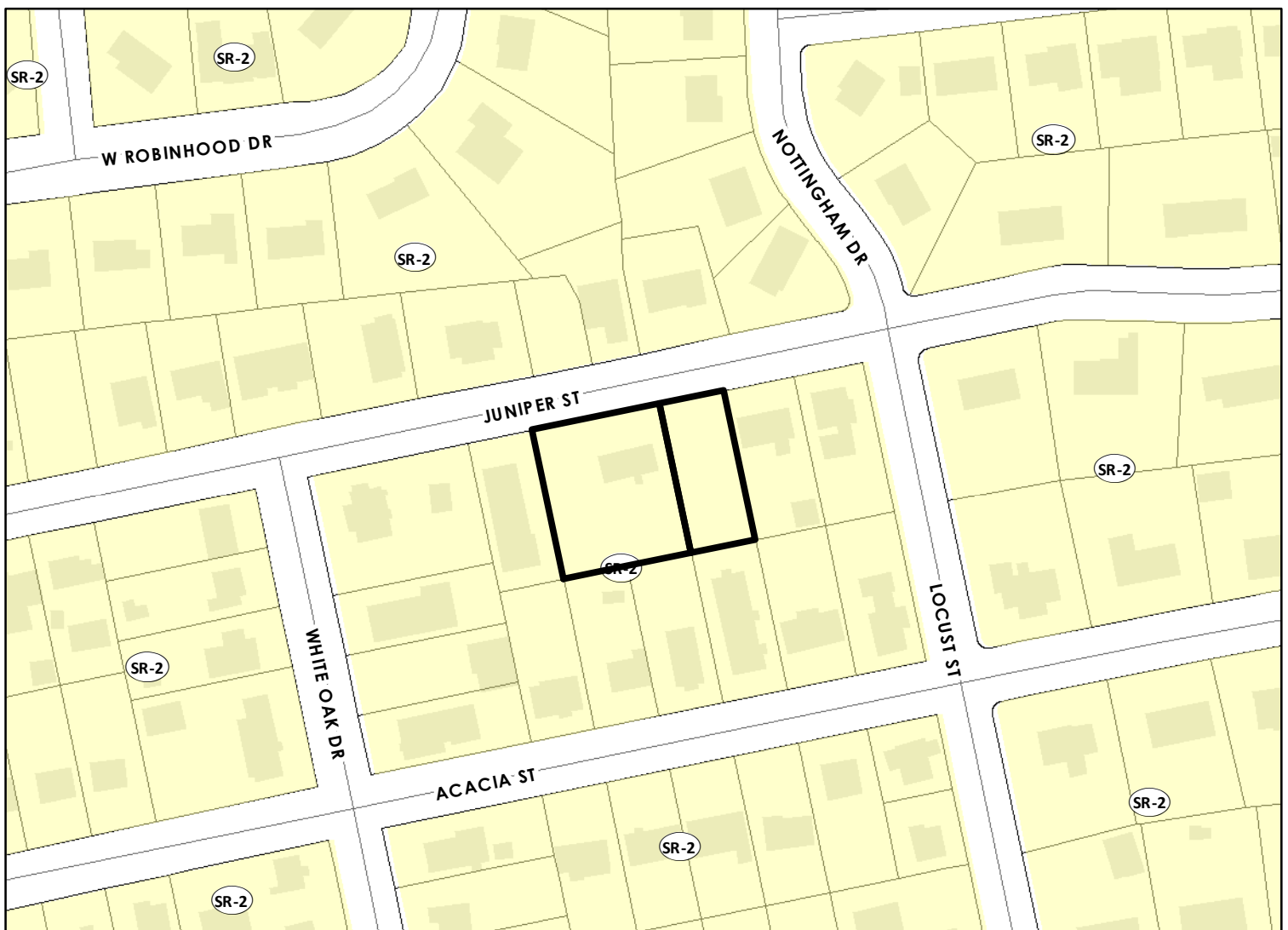
Request rezoning from Single-Family Residential (SR-2)
to Single and Two-Family Residential (STR).

Owner: James Memminger
Applicant: City of Charleston

Area



Location



CITY OF CHARLESTON PLANNING COMMISSION

February 21, 2018

Rezoning 6 :

**Ashley River Rd
(West Ashley)**

BACKGROUND

The applicant is requesting rezoning of a property located at the southeast quadrant of the intersection of Ashley River Road and Interstate 526 from General Office (GO) zoning to Diverse Residential (DR-9) zoning. The property has frontage on, and is accessed via, Ashley Hall Plantation Road. Surrounding zonings include GO, Diverse Residential (DR-1, DR-1F, DR-12 and DR-2), Limited Business (LB) and Single-Family Residential (SR-1). Surrounding uses include multi-family residential homes and single-family homes.

This property is immediately adjacent to Interstate 526 and is currently vacant. The DR-9 zoning district allows residential uses up to 9 units per acre.

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** recommends keeping the character of established areas in the City when considering the rezoning of property. The Century V Plan map indicates the subject property is designated as **Highway District**. Areas designated as such are generally more automotive intensive commercial uses although office and higher density residential uses are often appropriate as well if that is the prevailing context. Given the existing surrounding uses of higher or similar intensity, the requested Diverse Residential (DR-9) zoning is appropriate for this site.

STAFF RECOMMENDATION

APPROVAL

Rezoning 6

Ashley River Rd (West Ashley)

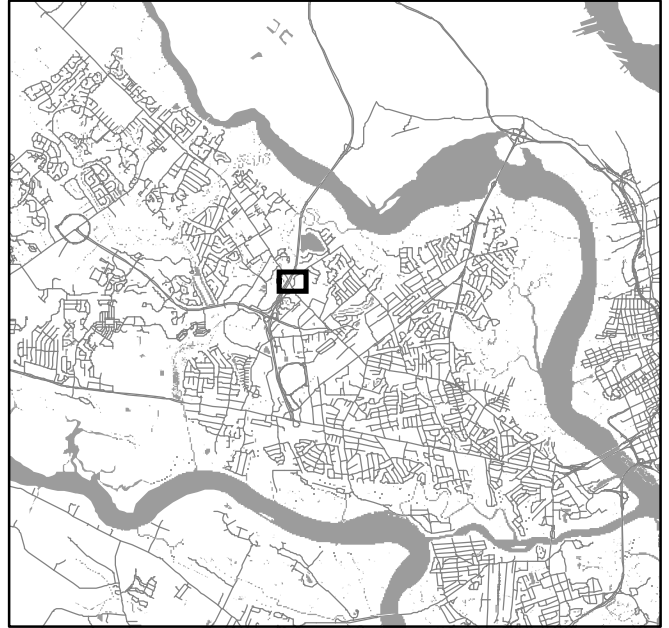
TMS# 3530000009

2.176 ac.

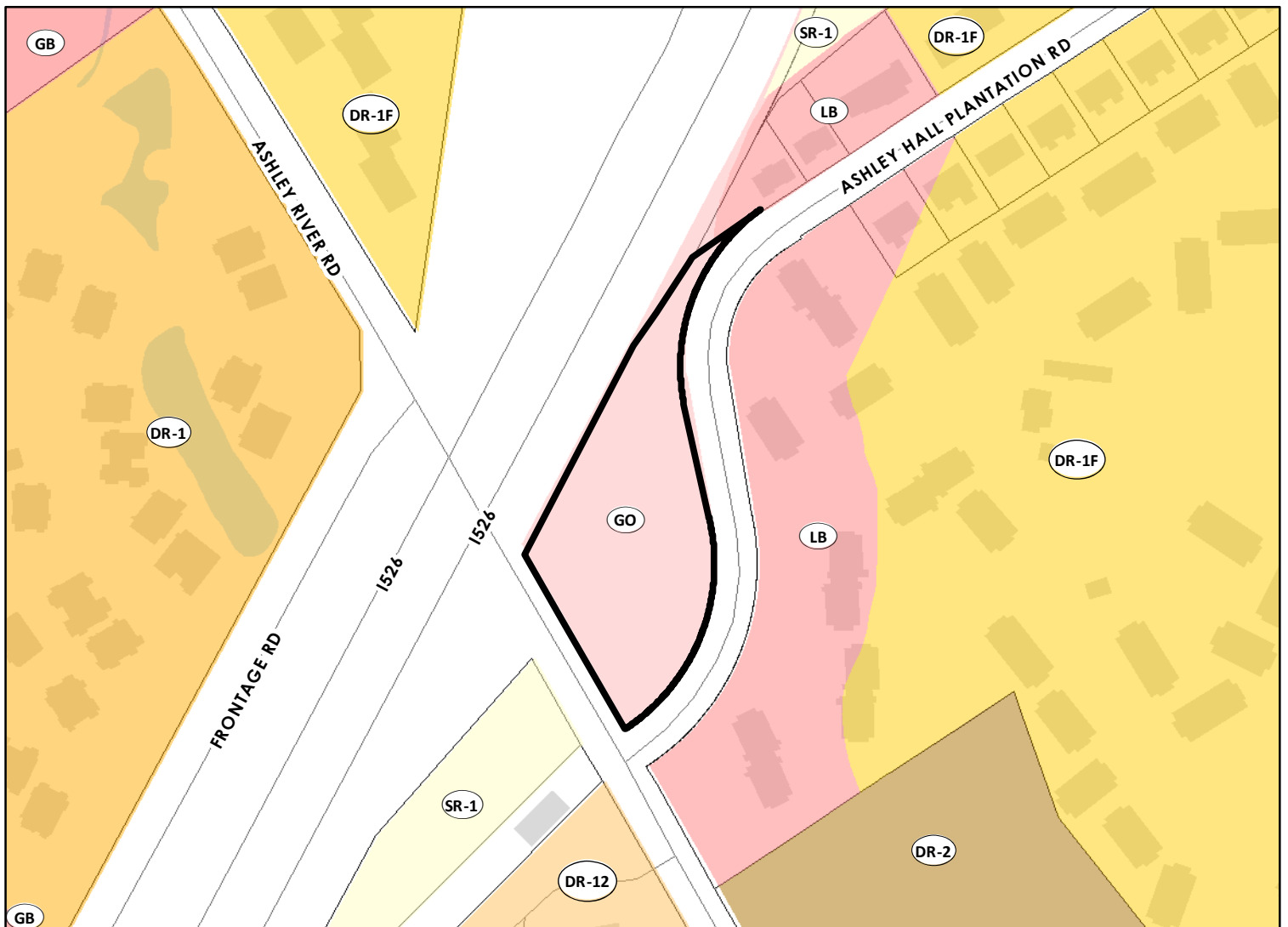
Request rezoning from General Office (GO)
to Diverse Residential (DR-9).

Owner: The Mary Pamela Hollings McConnell Trust
Applicant: Seamon Whiteside + Associates

Area



Location



**CITY OF CHARLESTON
PLANNING COMMISSION**

February 21, 2018

Rezoning 8 :

**Calhoun St & Concord St
(Peninsula)**

BACKGROUND

The applicant is requesting rezoning of two properties located on the southwest corner of Calhoun Street and Concord Street. The request involves changing the room-limit designation of the existing Accommodations Overlay Zone that covers the northern portion of the block along Calhoun Street. The request is to change the 100-room limit (A-4) designation to the 180-room limit (A-2) designation. Surrounding zonings include General Business (GB) and mixed-Use (MU-1 and MU-2). The nearest Accommodations Overlay Zone is on northwest corner of Calhoun Street and East Bay Street. Surrounding uses include offices, institutional, museums, multi-family-residential, a large parking garage and Gadsdenboro Park.

The property has a long history of various uses and was vacant and publicly-owned at the time the City presented a vision for redevelopment of the land in the early 2000s. The City eventually entered into a purchase agreement with developers with specific requirements for affordable housing, green space and other uses. The northern portion of the block was always envisioned to potentially contain an accommodations use.

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** recommends keeping the character of established areas in the City when considering the rezoning of property. The Century V Plan map indicates the subject property is designated as **Urban Core**. The Urban Core is the densest, most mixed-use portion of the City generally comprised of the central business district and parts of the Upper Peninsula.

STAFF RECOMMENDATION

TO BE DISCUSSED AT THE MEETING

Rezoning 8

Calhoun St & Concord St (Peninsula)

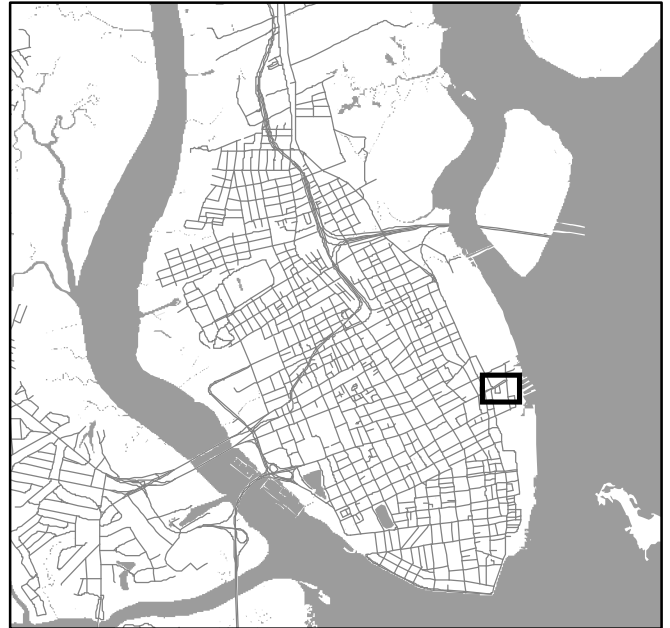
TMS# 4580102064 & 067

approx. 1.798 ac.

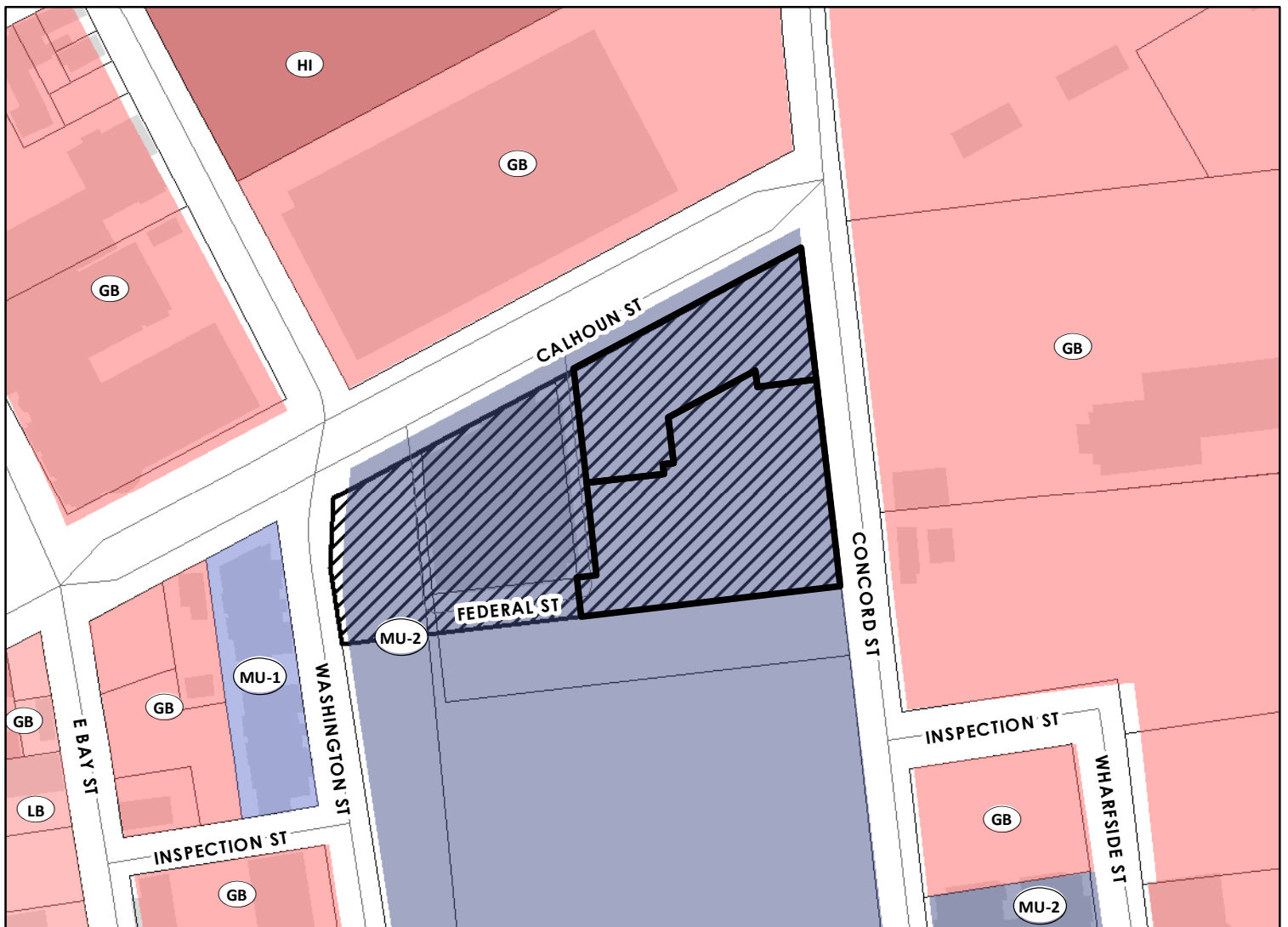
Request rezoning to change the
Accommodations Overlay A-4: 100 room maximum
designation to the Accommodations Overlay
A-2: 180 room maximum designation.

Owner: RB Charleston LLC & Concord Park Associates LLC
Applicant: Hellman Yates & Tisdale PA

Area



Location



**CITY OF CHARLESTON
PLANNING COMMISSION**

February 21, 2018

Subdivision 1:

**Bermuda Point
(Ashley River Road – West Ashley)**

BACKGROUND

The applicant is requesting subdivision concept plan approval for 4.6 acres on Ashley River Road in West Ashley. This project consists of the creation of a new right-of-way that connects to the existing Waterfowl Lane to serve 29 parcels for single-family attached homes and one commercial outparcel for future development. The proposed right-of-way is typical for Local Residential Access Streets and the new parcels conform to the subdivision requirements for single-family attached parcels in the DR-12 zone district. There is critical area adjacent to this site, which is not proposed to be impacted. There are no jurisdictional wetlands on the site. There are grand trees on the site, impacts to which have been submitted for review by the Board of Zoning Appeals – Site Design. The City's Technical Review Committee (TRC) has reviewed the conceptual subdivision for compliance with City standards.

The property is zoned Diverse Residential (DR-12), General Business (GB), and Limited Business (LB), which allow single-family residential uses. The surrounding existing uses include primarily single-family residential and commercial uses.

STAFF RECOMMENDATION

APPROVAL WITH CONDITIONS

Subdivision 1

Bermuda Pointe
(Ashley River Road – West Ashley)

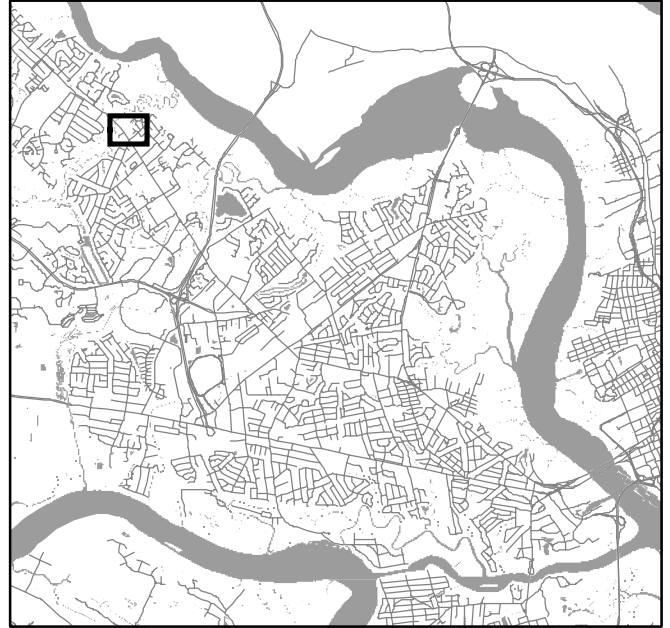
TMS# 3550700006 & 012

4.6 ac.

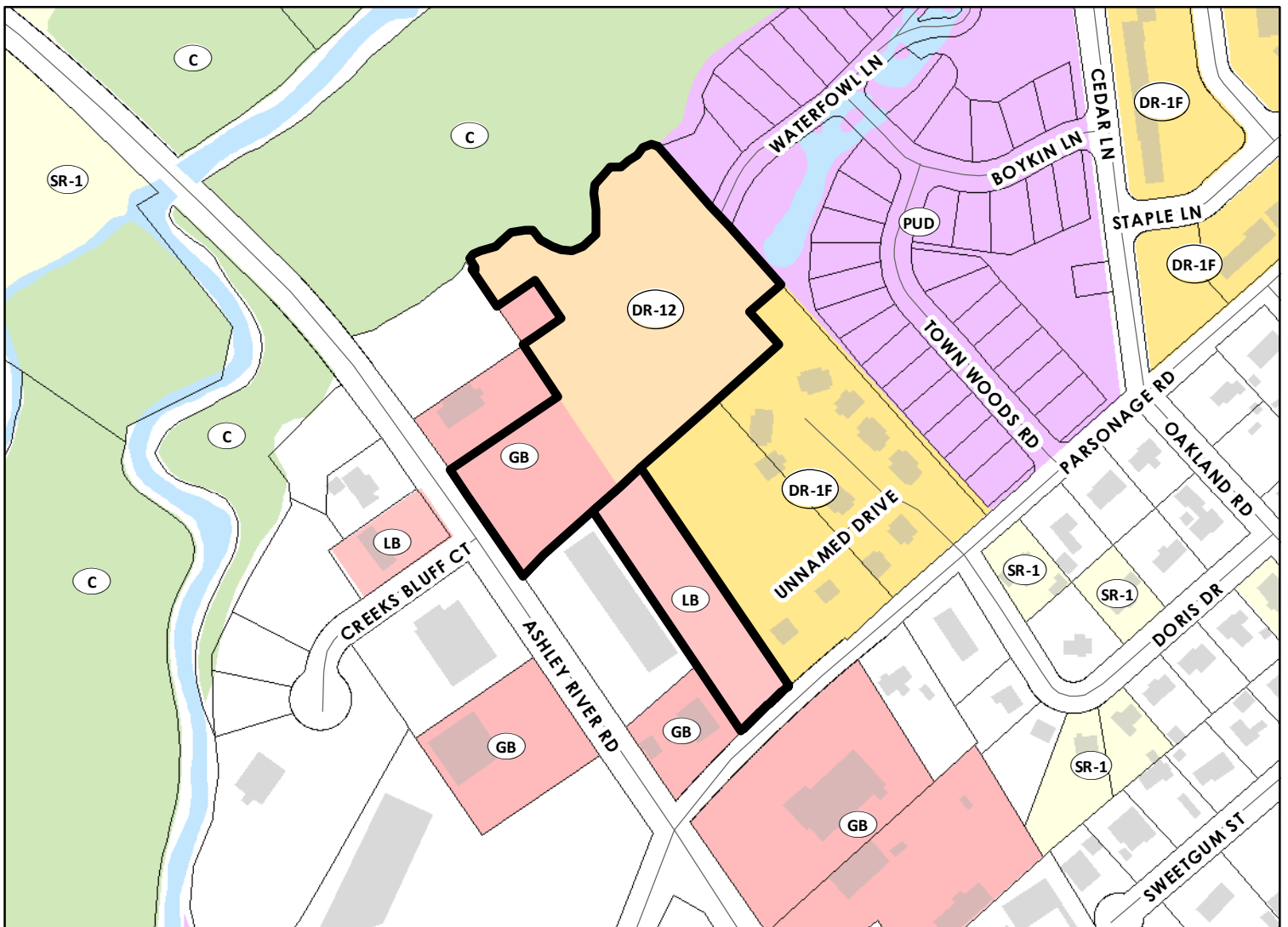
35 lots. Request subdivision concept plan approval.
Zoned Diverse Residential (DR-12),
Limited Business (LB), General Business (GB).

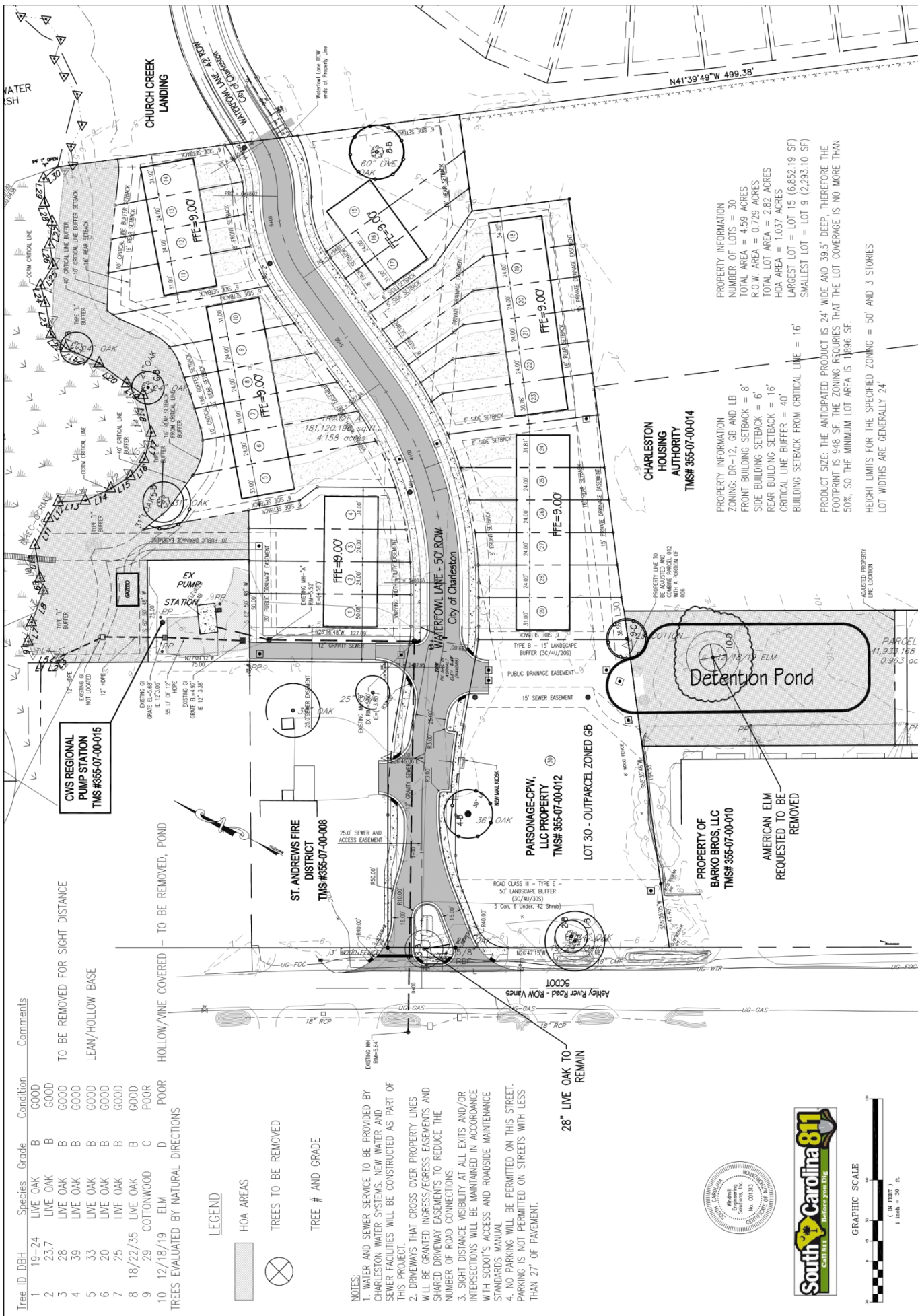
Owner: Parsonage-CPW, LLC
Applicant: Windmill Engineering

Area



Location





Tree ID	DBH	Species	Grade	Condition	Comments
1	19-24	LIVE OAK	B	GOOD	
2	23.7	LIVE OAK	B	GOOD	
3	28	LIVE OAK	B	GOOD	
4	39	LIVE OAK	B	GOOD	
5	33	LIVE OAK	B	GOOD	
6	20	LIVE OAK	B	GOOD	
7	25	LIVE OAK	B	GOOD	
8	18/22/35	LIVE OAK	B	GOOD	
9	29	COTTONWOOD	C	POOR	
10	12/18/19	ELM	D	POOR	

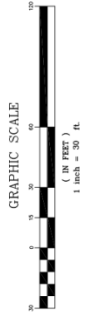
TREES EVALUATED BY NATURAL DIRECTIONS

- LEGEND**
- HOA AREAS
 - TREES TO BE REMOVED
 - TREE # AND GRADE

NOTES:

1. WATER AND SEWER SERVICE TO BE PROVIDED BY CHARLESTON WATER SYSTEMS. NEW WATER AND SEWER FACILITIES WILL BE CONSTRUCTED AS PART OF THIS PROJECT.
2. DRIVEWAYS THAT CROSS OVER PROPERTY LINES WILL BE GRANTED INGRESS/EGRESS EASEMENTS AND SHARED DRIVEWAY EASEMENTS TO REDUCE THE NUMBER OF ROAD CONNECTIONS.
3. SIGHT DISTANCE VISIBILITY AT ALL EXITS AND/OR INTERSECTIONS WILL BE MAINTAINED IN ACCORDANCE WITH SCOT'S ACCESS AND ROADSIDE MAINTENANCE STANDARDS MANUAL.
4. NO PARKING WILL BE PERMITTED ON THIS STREET. PARKING IS NOT PERMITTED ON STREETS WITH LESS THAN 27' OF PAVEMENT.

28" LIVE OAK TO REMAIN



CMS REGIONAL PUMP STATION
TMS# 355-07-00-015

ST. ANDREWS FIRE DISTRICT
TMS# 355-07-00-008

PARSONAGE-CPW, LLC PROPERTY
TMS# 355-07-00-012

LOT 30 - OUTPARCEL ZONED GB

PROPERTY OF BARKO BROS, LLC
TMS# 355-07-00-010

AMERICAN ELM REQUESTED TO BE REMOVED

CHARLESTON HOUSING AUTHORITY
TMS# 355-07-00-014

PROPERTY INFORMATION

NUMBER OF LOTS = 30
TOTAL AREA = 4.59 ACRES
R.O.W. AREA = 0.729 ACRES
TOTAL LOT AREA = 2.82 ACRES
HOA AREA = 1.037 ACRES
LARGEST LOT = LOT 15 (6,852.19 SF)
SMALLEST LOT = LOT 9 (2,293.10 SF)

ZONING: DR-12, GB AND LB

FRONT BUILDING SETBACK = 8'
SIDE BUILDING SETBACK = 6'
REAR BUILDING SETBACK = 16'
CRITICAL LINE BUFFER = 40'

BUILDING SETBACK FROM CRITICAL LINE = 16'

PRODUCT SIZE: THE ANTICIPATED PRODUCT IS 24" WIDE AND 39.5" DEEP. THEREFORE THE FOOTPRINT IS 948 SF. THE ZONING REQUIRES THAT THE LOT COVERAGE IS NO MORE THAN 50%, SO THE MINIMUM LOT AREA IS 1,896 SF.

HEIGHT LIMITS FOR THE SPECIFIED ZONING = 50' AND 3 STORIES

LOT WIDTHS ARE GENERALLY 24'

**CITY OF CHARLESTON
PLANNING COMMISSION**

February 21, 2018

Subdivision 2:

**Hayes Park
(Maybank Highway – Johns Island)**

BACKGROUND

The applicant is requesting subdivision concept plan approval for 20.2 acres on Maybank Highway at Boyd N. Hayes Road on Johns Island. This project consists of the creation of new rights-of-way to serve 55 parcels for single-family attached homes and 3 parcels for future commercial development. The proposed rights-of-way are typical for Local Single-Family Residential Access Streets and the new parcels conform to the subdivision requirements for the DR-6 zone district. There is no critical area adjacent to this site. There are wetlands on the site, which are proposed to be impacted for this development. There are grand trees on the site, any proposed impacts to which would require the approval of BZA-SD. The City's Technical Review Committee (TRC) has reviewed the conceptual subdivision for compliance with City standards.

The property is zoned Commercial Transitional (CT), Diverse Residential (DR-6), and Limited Business (LB). The surrounding existing uses include primarily single-family residential and commercial uses.

STAFF RECOMMENDATION

APPROVAL WITH CONDITIONS

Subdivision 2

Hayes Park (Maybank Highway – Johns Island)

TMS# 2790000067 & 235

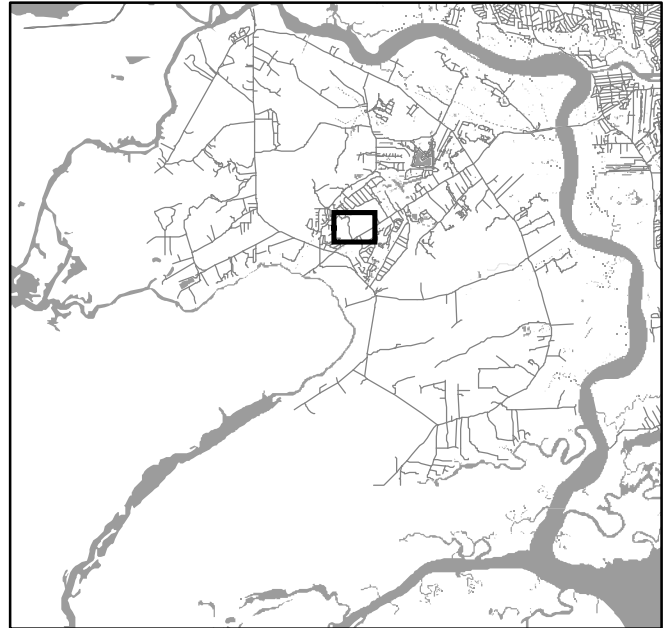
17.2 ac.

59 lots. Request subdivision concept plan approval.
Zoned Commercial Transitional (CT),
Diverse Residential (DR-6), Limited Business (LB).

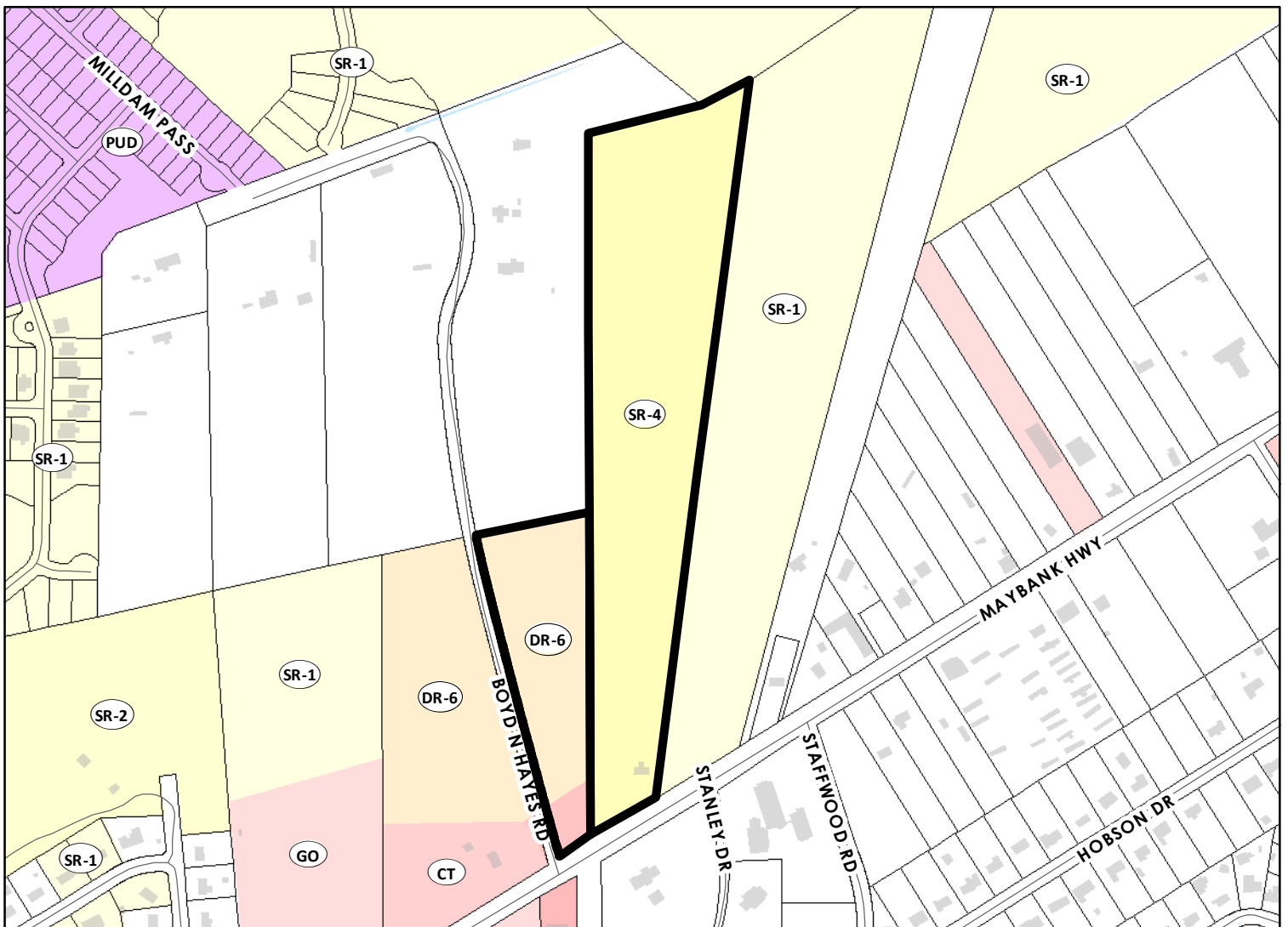
Owner: New Leaf Builders, LLC

Applicant: Forsberg Engineering & Surveying, Inc.

Area



Location





PROPOSED SITE PLAN & LOT LAYOUT

HAYES PARK SUBDIVISION CONCEPT PLAN
 3530 MAYBANK HIGHWAY - JOHNS ISLAND
 CITY OF CHARLESTON
 CHARLESTON COUNTY, SOUTH CAROLINA



DATE: 1-18-2018
DRAWN/CHECKED: MJC/DFP
UNIT REVIEWED: MJC/DFP
APPROVED: MJC/DFP
SCALE: 1" = 40'
PROJECT NO.: 2017-001
SHEET NUMBER: C300

OF TOTAL

PROPOSED ACREAGE TABLE

NEW TRACT 1: 0.88 ACRES (CT)
NEW TRACT 2: 2.30 ACRES (CT)
NEW TRACT 3: 1.17 ACRES (CT)
NEW LOTS 1-25: 4.79 ACRES (DR-6)
HOA PROPERTY: 4.83 ACRES
NEW TRACT 4: 2.26 ACRES
NEW TRACT 5: 1.18 ACRES
ADJACENT WETLANDS: 0.02 ACRES
TOTAL AREA: 17.21 ACRES

ZONING ACREAGE TABLE

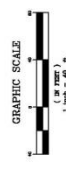
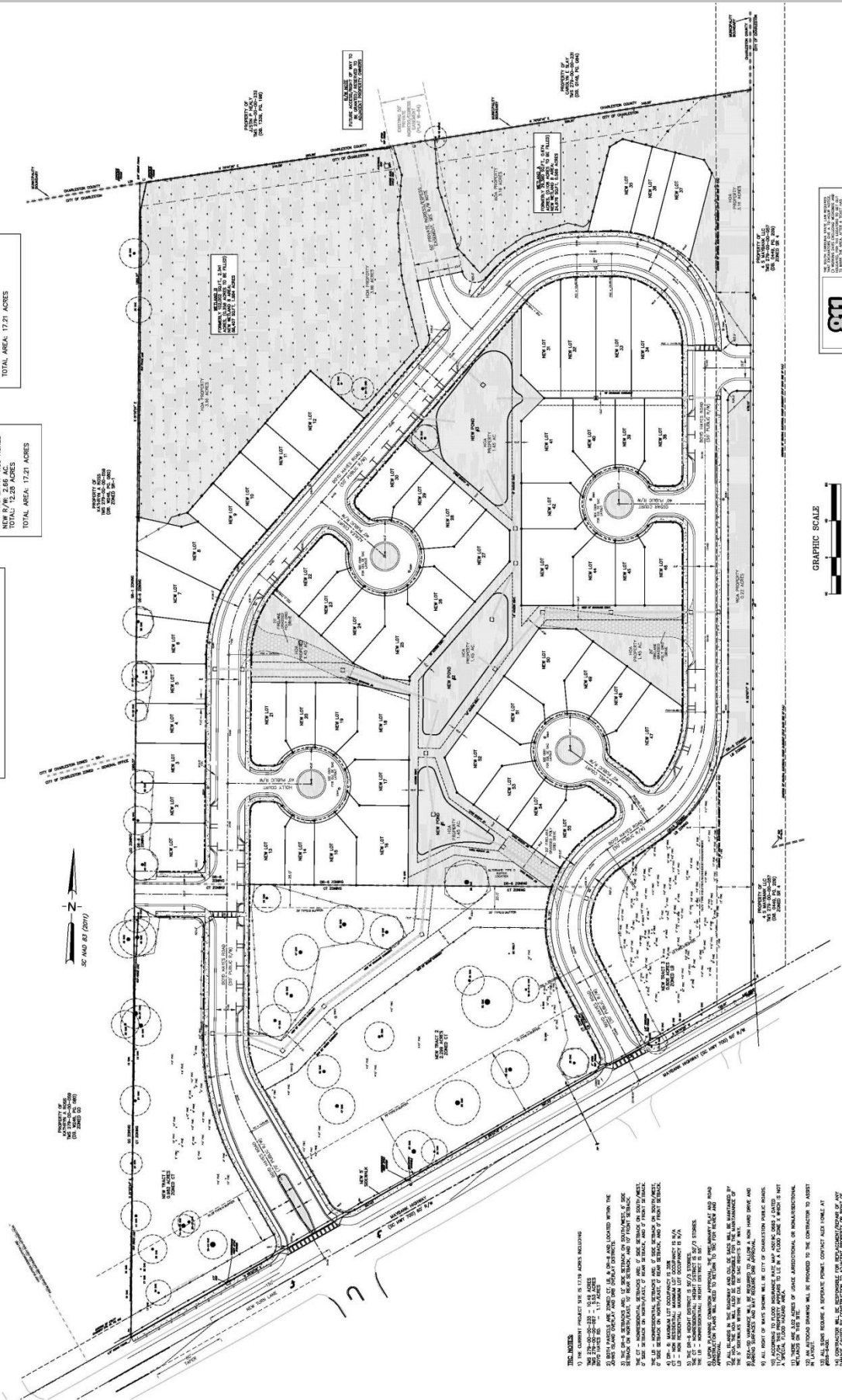
NEW TRACT 1: 0.88 AC.
NEW TRACT 2: 2.30 AC.
NEW TRACT 3: 1.17 AC.
TOTAL: 3.88 ACRES
HOA PROPERTY: 4.83 AC.
NEW TRACT 4: 2.26 AC.
NEW TRACT 5: 1.18 AC.
TOTAL: 10.4 ACRES
ADJACENT WETLANDS: 0.02 AC.
TOTAL AREA: 17.21 ACRES

DENSITY ACREAGE TABLE

NEW TRACT 1: 0.88 AC.	10.42 AC.
NEW TRACT 2: 2.30 AC.	17.21 AC.
NEW TRACT 3: 1.17 AC.	5.519 AC.
NEW TRACT 4: 2.26 AC.	3.033 AC.
NEW TRACT 5: 1.18 AC.	17.21 AC.
TOTAL:	55.49 AC.

EXISTING CONDITIONS ACREAGE TABLE

TRACT E	10.42 AC.
TRACT F	2.34 AC.
TRACT G	0.074 AC.
TRACT H	0.074 AC.
TRACT I	0.074 AC.
TOTAL:	14.179 AC.



- NOTES:**
- 1) THE CURRENT PROJECT SITE IS 17.21 ACRES INCLUDING THE ADJACENT WETLANDS.
 - 2) THE PROPOSED SUBDIVISION IS 17.21 ACRES.
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 - 100) THE PROPOSED SUBDIVISION IS 17.21 ACRES.

**CITY OF CHARLESTON
PLANNING COMMISSION**

February 21, 2018

Subdivision 3:

**American Star
(Oakville Plantation Road – Johns Island)**

BACKGROUND

The applicant is requesting subdivision concept plan approval for 201.6 acres on Oakville Plantation Road at Burden Creek Road on Johns Island. This project consists of the creation of new rights-of-way to serve 205 parcels for single-family detached homes. The proposed rights-of-way are typical for Local Single-Family Residential Access Streets and the new parcels conform to the subdivision requirements for the LI zone district. There is OCRM critical area adjacent to this site, which is not proposed to be impacted. There are wetlands on the site, some of which are proposed to be impacted for this development. There are grand trees on the site, any proposed impacts to which would require the approval of BZA-SD. The City's Technical Review Committee (TRC) has reviewed the conceptual subdivision for compliance with City standards.

The property is zoned Light Industrial (LI) and Rural Residential (RR-1), which allow single-family residential development. The surrounding existing uses include primarily single-family residential uses, as well as the Charleston Executive Airport.

STAFF RECOMMENDATION

APPROVAL WITH CONDITIONS

Subdivision 3

American Star (Oakville Plantation Road – Johns Island)

TMS# 3170000011, 055, 089

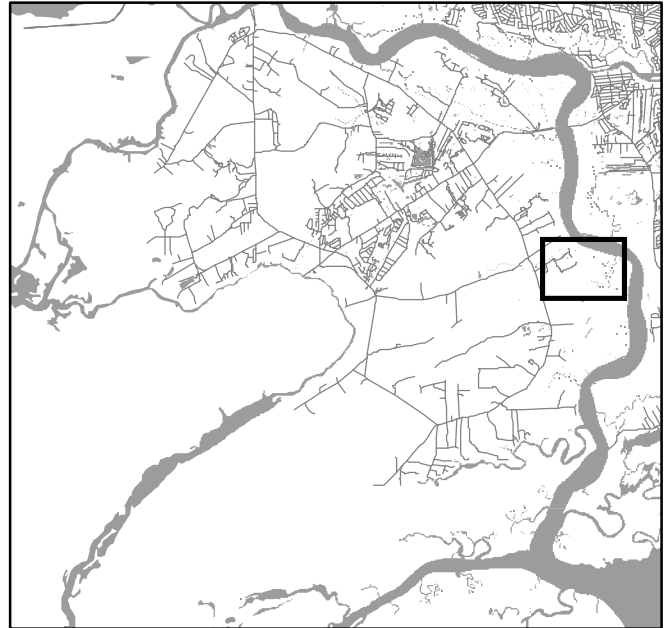
201.6 ac.

205 lots. Request subdivision concept plan approval.
Zoned Light Industrial (LI) & Rural Residential (RR-1).

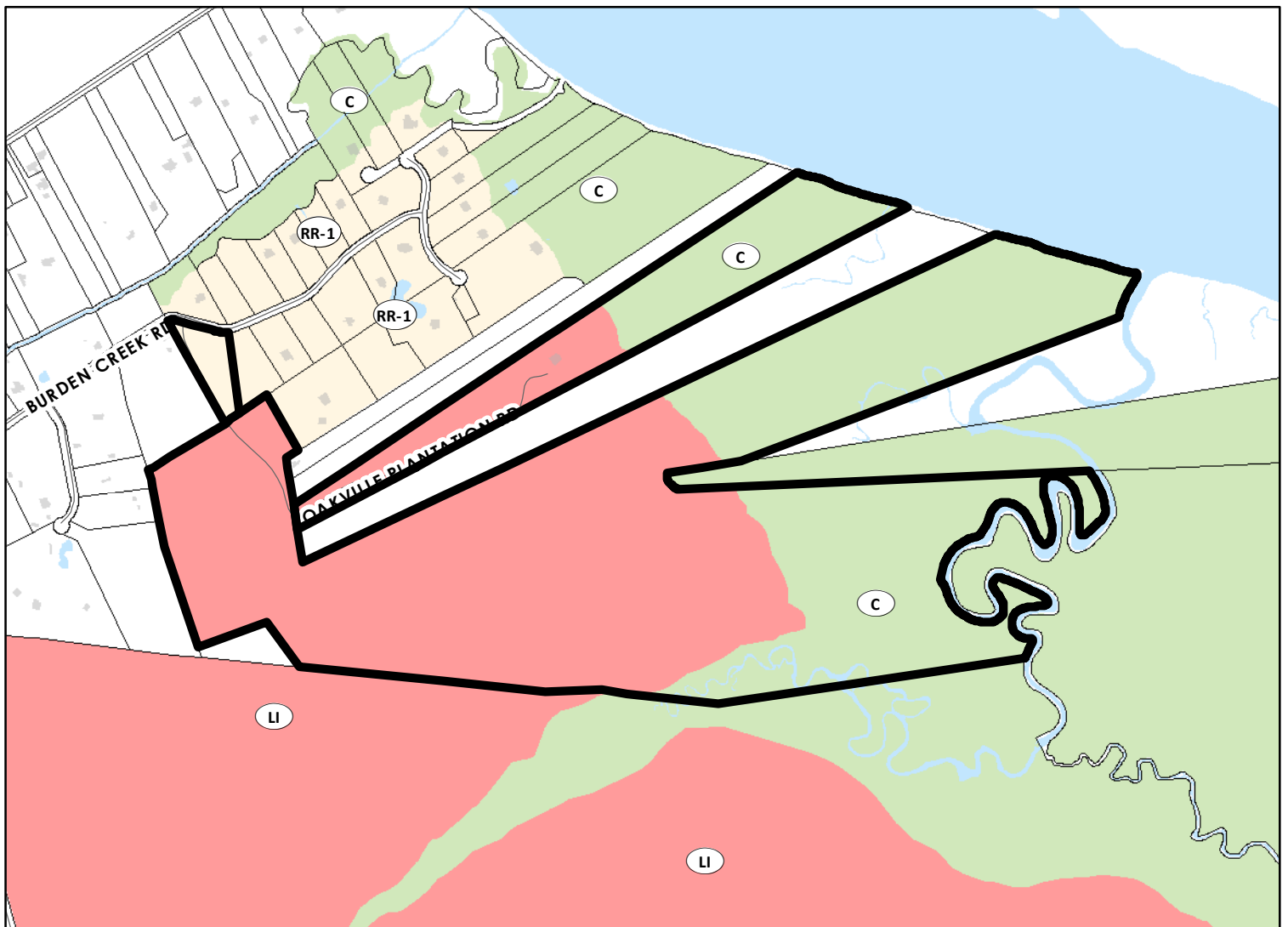
Owner: Keith Lackey, et al.


Applicant: Synchronicity

Area



Location



DEVELOPMENT SUMMARY				
TMS#	317-00-00-01, 055, & 089			
CITY ID	TRC-SUB2017-000056			
EXISTING ZONING				
LI & RR-1	MIN. LOT AREA			
4,000 SF	TOTAL SITE AREA			
201.60 AC +/-	AREA	TYPE		
PARCEL	317-00-00-011	190.5 AC +/-	TOTAL AREA	
		0.2 AC +/-	NON-JURISDICTIONAL WETLAND	
		5.9 AC +/-	JURISDICTIONAL WETLAND	
		15.0 AC +/-	OCRM CRITICAL AREA	
317-00-00-055		69.4 AC +/-	UPLAND (NET)	
		3.1 AC +/-	TOTAL AREA	
		3.1 AC +/-	UPLAND (NET)	
		8.0 AC +/-	TOTAL AREA	
317-00-00-089		8.0 AC +/-	UPLAND (NET)	
TOTAL WETLAND / CRITICAL AREA SUMMARY				
121.1 AC +/-	AREA	TYPE		
		5.90 AC +/-	JURISDICTIONAL WETLAND	
		0.2 AC +/-	NON - JURISDICTIONAL WETLAND	
		15.0 AC +/-	OCRM CRITICAL AREA	
UPLAND (NET) AREA SUMMARY				
80.5 AC +/-	AREA	PARCEL		
		69.4 AC +/-	317-00-00-011	
		3.1 AC +/-	317-00-00-055	
		8.0 AC +/-	317-00-00-089	
205	RESIDENTIAL UNITS			
255 DU/AC	PROPOSED DENSITY			
RESIDENTIAL LOTS				
TYPICAL	QTY.	LOT SIZE	AREA	
		TYP.	SF	AC
ALLEY A-1	117	40'X10'	4,400	0.10
STREET	88	50'X120'	6,000	0.12
	S-1	55'X150'	8,250	0.18
	S-2			
TOTAL	205			
BUILDING SETBACKS				
ALLEY NR	LOT SIZE			
FRONT				
REAR				
15'	TOTAL SIDE			
9'	SOUTH / WEST SIDE (MIN.)			
3'	NORTH / EAST SIDE (MIN.)			
STREET NR	LOT SIZE			
FRONT				
REAR				
15'	TOTAL SIDE			
9'	SOUTH / WEST SIDE (MIN.)			
3'	NORTH / EAST SIDE (MIN.)			
	PROPOSED TREE REMOVAL			
NOTES				
ALL TRAFFIC MEDIANS INDICATED AS PARKS ARE OWNED AND MAINTAINED BY H.O.A.				
SUBDIVISION AND ALL ITS AMENITIES WILL BE ADA COMPLIANT				
ALL ROADS TO BE PUBLIC R.O.W.				



**CITY OF CHARLESTON
PLANNING COMMISSION**

February 21, 2018

Subdivision 4:

**River Landing Village
(Pierview Street – Daniel Island)**

BACKGROUND

The applicant is requesting subdivision concept plan approval for 28.4 acres on Pierview Street and River Landing Drive on Daniel Island. This project consists of the creation of new rights-of-way to serve 28 parcels for future development including a mixture of uses as well as open space parcels. The proposed rights-of-way are typical for Local Residential Streets and the new parcels conform to the subdivision requirements for the DI-TC zone district. There is OCRM critical area adjacent to this site, which is not proposed to be impacted. There are no wetlands on the site. There are grand trees on the site, any proposed impacts to which would require the approval of BZA-SD. The City's Technical Review Committee (TRC) has reviewed the conceptual subdivision for compliance with City standards.

The property is zoned Daniel Island Town Center (DI-TC). The surrounding existing uses include primarily commercial and multi-family residential uses.

STAFF RECOMMENDATION

APPROVAL WITH CONDITIONS

Subdivision 4

River Landing Village (Pierview Street – Daniel Island)

TMS# 2750000114 & 228

23.0 ac.

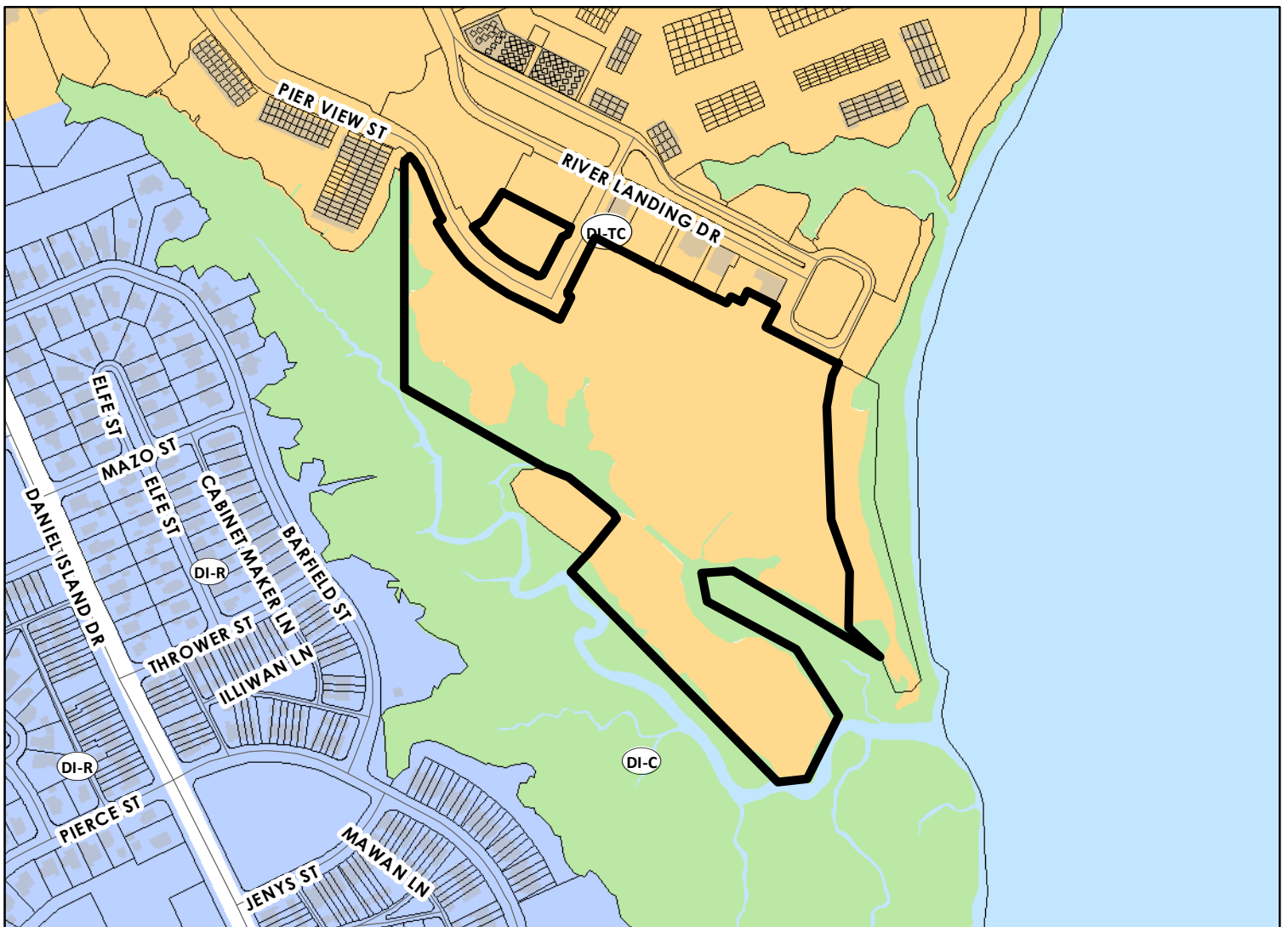
31 lots. Request subdivision concept plan approval.
Zoned Daniel Island Town Center (DI-TC).

Owner: EW Daniel Island Investor, LLC
Applicant: ☐ Thomas & Hutton Engineering Co.

Area



Location



CITY OF CHARLESTON PLANNING COMMISSION

February 21, 2018

Zonings 1 and 2 :

Recently Annexed Properties in West Ashley

BACKGROUND

The following zoning items are located in the **West Ashley** area of the City and were recently annexed or the annexation is pending. The zoning districts recommended in the City closely match the zonings assigned to the properties in Charleston County or they are compatible with the context of the existing development or lot sizes in the surrounding neighborhoods.

<u>Zoning Item</u>	<u>Property Address</u>	<u>Acres</u>	<u>Land Use</u>	<u>Previous Zoning</u>	<u>Recommended Zoning</u>
1.	209 Hickory St	0.12	Single-Family Residential	R-4	SR-2
2.	1430 Agatha St	0.13	Single-Family Residential	R-4	SR-2

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** recommends maintaining the character of established areas in the City when considering the zoning of property. The subject properties are designated in the Century V Plan as **Suburban** which are predominately residential with varying, but lower densities. Given the existing pattern of development in the surrounding area the proposed zonings are appropriate for these sites.

STAFF RECOMMENDATION

APPROVAL ON ITEMS 1 AND 2

Zoning 1

209 Hickory St (West Ashley)

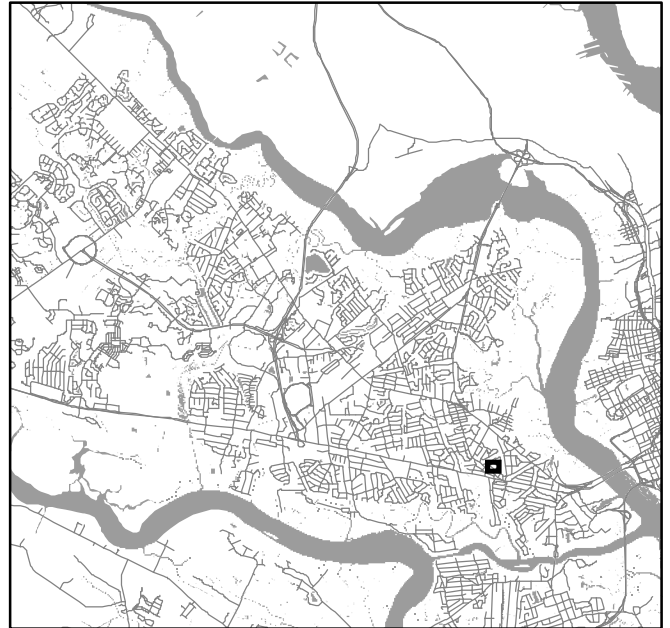
TMS# 4181300103

0.12 ac.

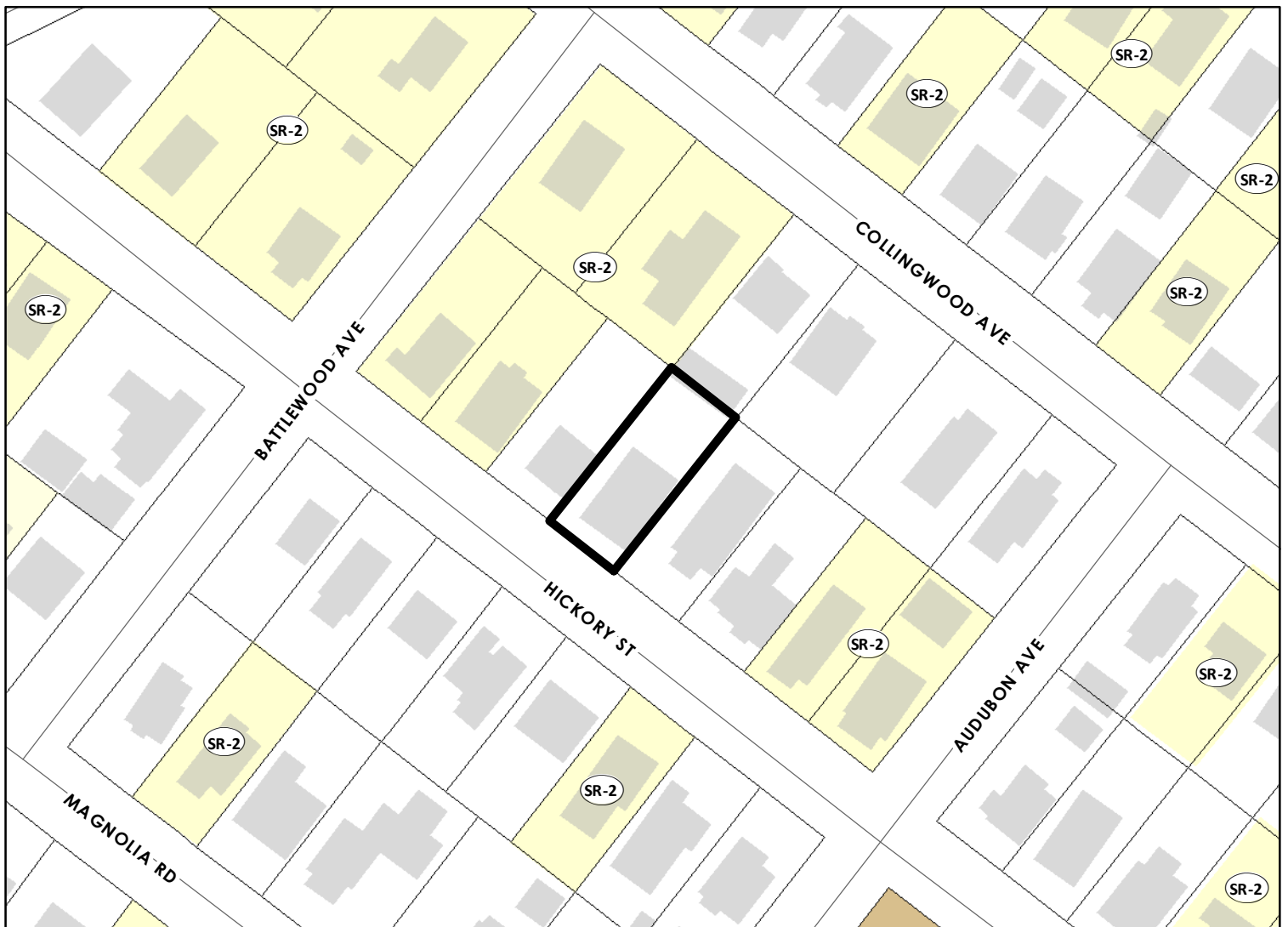
**Request zoning of Single-Family Residential (SR-2).
Zoned Single-Family Residential (R-4)
in Charleston County.**

Owner: Lucious Morris and Bridget Morris

Area



Location



Zoning 2

1430 Agatha St (West Ashley)

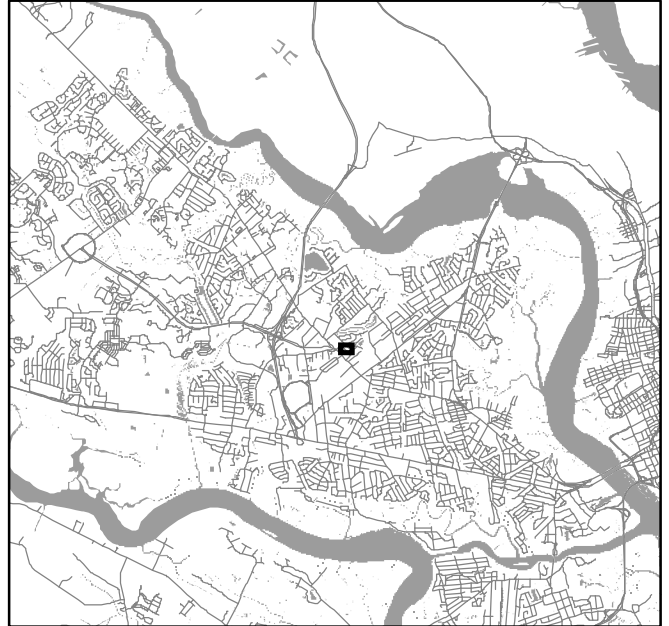
TMS# 3510700071

0.13 ac.

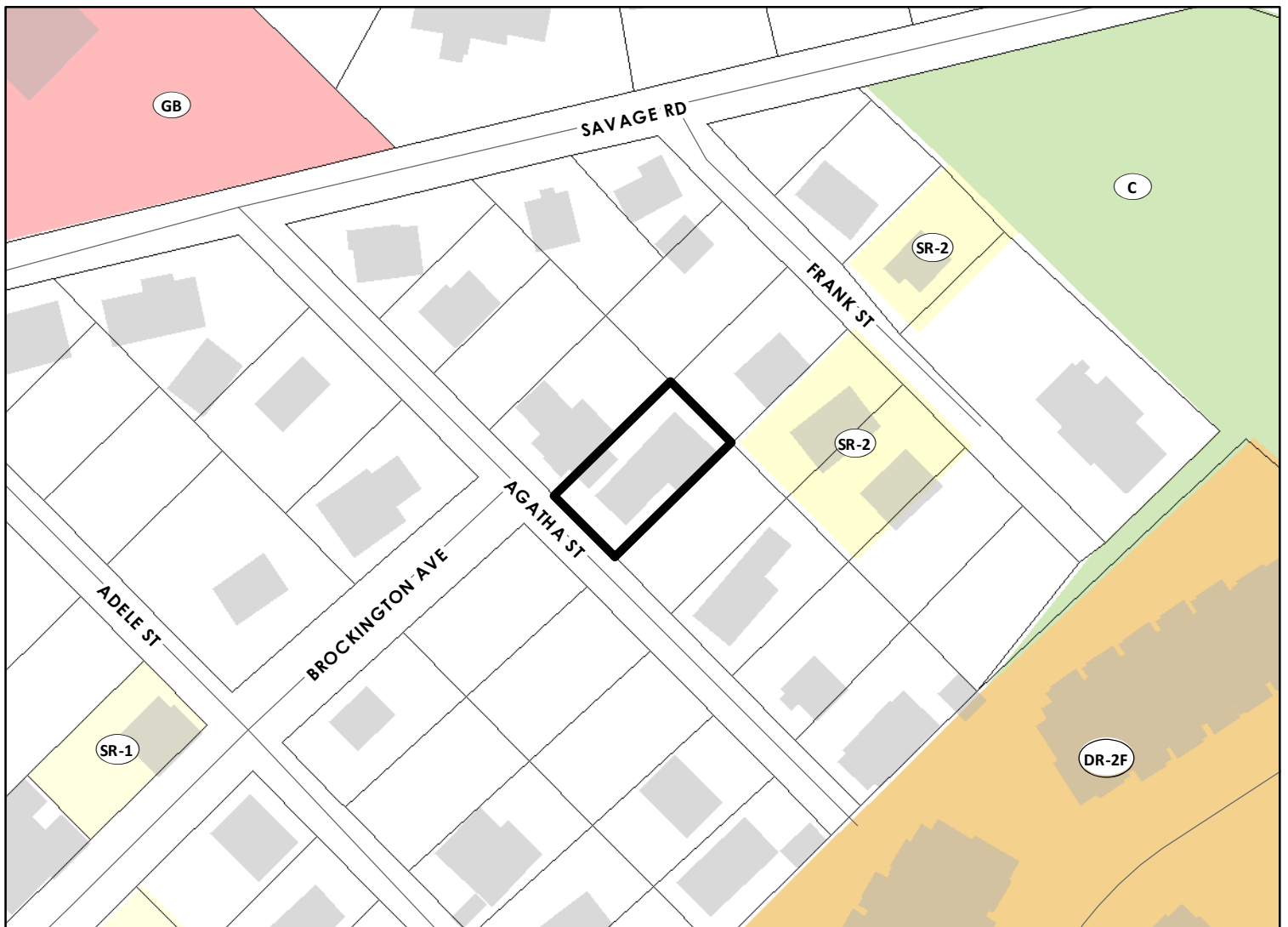
**Request zoning of Single-Family Residential (SR-2).
Zoned Single-Family Residential (R-4)
in Charleston County.**

Owner: Victoria Johnson Life Estate

Area



Location



**CITY OF CHARLESTON
PLANNING COMMISSION**

February 21, 2018

Ordinance Amendment 1 :

To amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) by amending section 54-229.1 to change the maximum building height in the Tech Corridor overlay zoning district.

BACKGROUND

This item will be presented in detail during the February 21 meeting.

STAFF RECOMMENDATION

APPROVAL